



MARICOPA COUNTY PLANNING AND ZONING COMMISSION

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Agenda Thursday, September 9, 2021

This meeting has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Following CDC guidelines and Governor Ducey's Executive Order 2020-09 regarding recommendation to limit social gatherings, the public is invited to view the Planning and Zoning Commission hearing on-line.

<https://attendee.gotowebinar.com/register/1902269882390016782>

After registering, you will receive a confirmation e-mail containing information about joining the webinar.

To listen by telephone, dial 1 (562) 247-8422, when prompted enter Audio Access code 547-618-107. If you are not registered as a webinar participant, you may be able to listen to the hearing but will be unable to participate in the hearing. Registered participants may participate in real time when the Chairman instructs participants on how to be recognized or to provide comment.

If you would like to send a comment, or register support or opposition regarding one of the items on the agenda, please send an e-mail to Rachel.Applegate@Maricopa.Gov identifying the following:

- **Planning & Zoning Commission hearing date**
- **Agenda item and case number**
- **Your name, address, e-mail and phone number**
- **Identify yourself as applicant / applicant representative / in support / in opposition / other**
- **Indicate support or opposition**
- **Indicate if you wish to speak or do not wish to speak**
- **You may attach items to the email that you wish to be presented to the Commission.**
- **Any such email must be received prior to the public hearing beginning for that item. It is preferred for the e-mail to be received at least one day prior to the public hearing.**

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 301 W. Jefferson St., Suite 170, Phoenix, Arizona. Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or

hearing, please contact Rosalie Pinney at Rosalie.Pinney@maricopa.gov at 602-506-0625 or 602-506-3301. TDD is available at 602-506-7140.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission meeting. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chair.

Continuance Agenda: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

Consent Agenda: Items listed on the Consent Agenda are considered non-controversial. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

Regular Agenda: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

Call To Order: 9:30 a.m.

Roll Call:

Announcements: The Chair shall make the normal meeting announcements.

Minutes: July 8, 2021 & July 22, 2021

Consent Agenda:

1. Case #:	Z2020099	District 5
Project name:	All Trucks Auto Parts	
Applicant:	Raad Salih – Saif Engineering LLC	
Request:	Zone Change from Rural-43 to IND-3 IUPD with a Plan of Development (POD) for large truck repair and part sales business	
Location:	Generally located approx. 2,769' southwest of the SWC of 35 th Ave. and Broadway Rd. in the Laveen area	
Recommendation:	Approve with conditions	
Presented by:	Adam Cannon	

2. Case #: **Z2021058** **District 2**
Project name: **Lewellen 1.25 Industrial**
Applicant: Jessica Sarkissian, Upfront Planning & Entitlements, LLC
Request: Zone Change with Overlay from Rural-43 to IND-2 IUPD with a Plan of Development (POD)
Location: Generally located 1,425 ft. east of the SEC of Hawes Rd. and Mesquite St., in the Mesa area
Recommendation: **Approve** with conditions
Presented by: Sean Watkins

Regular Agenda:

3. Case #: **Z2021007** **District 3**
Project name: **Montana Tractor & Plow Company**
Applicant: Brian Greathouse, Burch & Cracchiolo
Request: Zone Change from Rural-43 to C-3 CUPD
Location: Generally located approx. 350 ft. east of the NEC of Happy Valley Rd. and 11th Ave. alignment in the Phoenix area
Recommendation: **Approval as conditional zoning per MCZO Art. 304.6 with a Plan of Development and commercial construction permits to be completed within six months of Board approval or the zoning may be considered for revocation.**
Presented by: Jose Castañeda
4. Case #: **TA2018001 (Cont. from 8/5/21)** **All Districts**
Applicant: Joseph White, Becker Boards Small, LLC
Requests: Text Amendment to amend Chapter 2, Definitions, Section 1112.7.1, Section 1301.1.21, and Chapter 14, Articles 1403 and 1404 of the Maricopa County Zoning Ordinance (MCZO) relating to Off-Site Advertising Signs (Billboards).
Recommendation: **Approval**
Presented by: Ray Banker

Other Matters:

Adjournment

Appeal of Planning and Zoning Commission Recommendation

If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within **15 calendar days** following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.

- Submit this form to the Maricopa County Planning & Development Department:
301 W. Jefferson Street, 1st Floor, Suite 170 Phoenix, Arizona 85003
Fax Number: 602-506-8510
Hours of Operation: Monday – Friday 8:00 a.m. – 5:00 p.m.
- This appeal can also be submitted via e-mail at the following e-mail address:
PZAppeal@mail.maricopa.gov
- **Appeal of Planning & Zoning Commission Recommendation**
- The Appeal Form can also be submitted on the Maricopa County Planning & Development website at the following web address:
<http://www.maricopa.gov/799/Boards-and-Commissions>

Please print clearly.

Case Number/ Project Name:			
Planning & Zoning Commission Hearing Date:			
Appellant Name:			
Mailing Address:			
City, State, Zip Code:			
Telephone Number:			E-mail:
Reason for the Appeal of the subject case:			
Appellant Signature:			Date: